

Permit File # 04-09-181

City of San Antonio

Development Services Department

Vested Rights Permit/Consent Agreement
APPLICATIONPermit File: # 04-09-181
Assigned by city staff

Date: _____

☒ Vested Rights Permit☐ Consent Agreement

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

Note: All Applications must comply with the Unified Development Code (UDC),
Section 35-B124 Vested Rights Determination for the City of San Antonio.

(a) Owner/Agent: Michael EspensenPhone: 494 8476 Fax: 490 2841Address: 19206 Huebner Rd Suite 200City: SA State: TX Zip code: 78258Engineer/Surveyor: Hallenberger Engineering

Address: _____

City: SA State: TX Zip code: _____(b) Name of Project: NONE - Project is part of Stone Oak

(c) (k) Site location or address of Project and Legal description:

LOT 1 BK 21 NCB 19214

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 SEP 24 AM 8:17

Permit File # 04-09-181Council District 9 ETJ _____ Over Edward's Aquifer Recharge? (✓) yes () no

3. What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

(d) Total land use, in square feet 220,000(e) Total area of impervious surface, in square feet 200,000(f) Number of residential dwellings units, by type: 0(g) Type and amount of non-residential square footage: Commercial / Office / Retail 45000(h) Phases of the development, (If Applicable): 2 to 4

4. What is the date the applicant claims rights vested for this Project? 5/9/83

(i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following: a timing and phasing plan for the proposed development; a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed; and the conditions under which approvals or permits will lapse or may be revoked. A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

- 4 a. What, if any, construction or related actions have taken place on the property since that date?

SEWER & ELECTRIC RUN ACROSS PROPERTY

5. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• PERMIT

Type of Permit: LAND USE PLAN Date of Application: 5/9/83Permit Number: #48 Date issued: _____Expiration Date: _____ Acreage: 2500±

STONE OAK

8/10/04

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• **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: STONE OAK # 48
 Date accepted: 5/9/83 Expiration Date: _____ MDP Size: 2500 acres

• **P.U.D. PLAN**

Name: _____ # _____
 Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____
 Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

Plat Name: _____ Plat # _____ Acreage: _____ Approval
 Date: _____ Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Other**

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: MICHAEL ESPENSEN Signature: Michael Espensen Date: 9/20/04

Sworn to and subscribed before me by MICHAEL ESPENSEN on this 20th day of SEPTEMBER in the year 2004, to certify which witness my hand and seal of office.



Janet L. Vrzalik
 Notary Public, State of Texas

CITY OF SAN ANTONIO
 DEPT. OF PLANNING
 OFFICE OF DIRECTOR
 04 SEP 24 AM 8:17

City of San Antonio use

Permit File: # 04-09-181

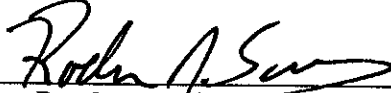
Assigned by city staff

Date: 10/21/04

☒ **Approved**

☐ **Disapproved**

Review By: _____



Development Services Department

Date: _____

Comments: As per City attorney comments the application is approved as requested. As of May 9, 1983, provided that the applicant identifies a project that conforms to POADP #48. The application is for vesting of a POADP without identifying a specific project to a specific tract of land within the POADP. At such time as the applicant may identify a specific project that complies with the POADP, the project can be vested to the above date.